



Meeting Minutes

Whitestown BZA

Date: March 3, 2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 S 700 E, Whitestown, IN 46075, (317) 769-6557

Call to Order:

6:30pm

Pledge of Allegiance

Roll Call

- ☒ Matthew Doublestein
- ☒ Jacob Crouch
- ☒ Bryan McKee
- ☐ Bryan Sheward
- ☒ Kyle Weathers

- ☒ Staff:
 - o Lauren Bailey, Town Planner
 - o John Molitor, PC/BZA Attorney

Approve Agenda

- 1) March 3,, 2016

Motion by McKee, Second by Weathers. Motion passes 4-0.

Minutes

- 2) February 4, 2016 Minutes

Motion by Weathers, Second by Crouch. Motion passes 4-0.

Public Comment for Items Not on the Agenda

New Business – Public Hearing

- 3) **New Member Appointments-**

1. Welcoming of new member, Jacob Crouch

- 4) **BZA16-001-VA- RPM Machinery Indy-**

1. Kittle: Introduction to project and presentation.
2. Bailey: Staff Report and Recommendations.
3. McKee: How will dust kick up and pollution be prevented with the unpaved stone?

4. Kittle: Winds are from W to E, this project is located to the East of any residential properties. Intense landscaping and buffers are going to be put in place around any residential properties adjoining to this site.
5. Weathers: What type of quality of stone will be used?
6. Kittle: A fresh resurface of stone will need to be done as the stone breaks down, but a good quality stone is expected to be used much like our other properties in the Perry Industrial Park that have yet to be resurfaced with new stone.

Motion to approve as presented with commitments by Weathers, Second by McKee. Motion passes 4-0.

5) **BZA16-002-SE Valenti Held Fuel Farm-**

1. Kittle: Introduction to project and presentation.
2. Bailey: Staff Report Comments and Recommendations.
3. McKee: What precaution measures have been designed in the event of a fuel fire?
4. Kittle: Materials added to safety manuals, emergency shut offs included, fuel is contained in area.
5. Bailey: The petitioner and staff has worked closely with the Fire Department to ensure this design meets and exceeds NFPA Code 30 requirements.
6. Weathers: Is there a separate pumping area? What other comparable projects are like this in the area?
7. Bailey: We have been notified of one other unpermitted fuel farm in the area and will be working on a violation. This is the only other special exception for this type of accessory use.
8. Kittle: The pumping mechanisms are locked so individuals cannot walk away while pumping. The pumping area is contained and any potential spills will be within the catch basins where pumping is located.

Motion to approve as presented with commitments by Weathers, Second by McKee. Motion passes 4-0.

Other Business

1. Molitor: The reasoning to gain approval for variances prior to the Plan Commission Development Plan approval is so it makes the approval cleaner. Without the approved variance, the Plan Commission would have to approve the petition with commitments and contingency on this variance being approved through BZA.

Adjournment

7:01pm

Motion by Crouch, Second by Weathers. Motion passes 4-0.

Matthew Doublestein, President

Lauren Bailey, Secretary